



188 East 70

188 East 70th Street Condominium Association Board of Managers Newsletter

Systems Report

This spring we engaged an engineering company to provide a comprehensive report on building systems. This will evaluate all of the building mechanical systems. It is essential that we establish long-term budgeting and planning for repair and replacement of the complex and expensive machinery that the building requires.

Board of Managers

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Cameras Installed in Elevators and Vestibule

Presently the building is home to 27 dogs. There are very serious problems with owners allowing their animals to urinate and defecate in public spaces. Animals have accidents, of course, but it is essential that the front desk be immediately notified so that stains can be cleaned up right away. It is difficult and expensive to remove stains from marble and there are limits to how often it can be done before replacement is required. The Board has decided that cameras must be placed in the elevators and vestibule to encourage pet owners to cooperate. If this does not mitigate the problem, we may be forced to resort to more inconvenient measures.

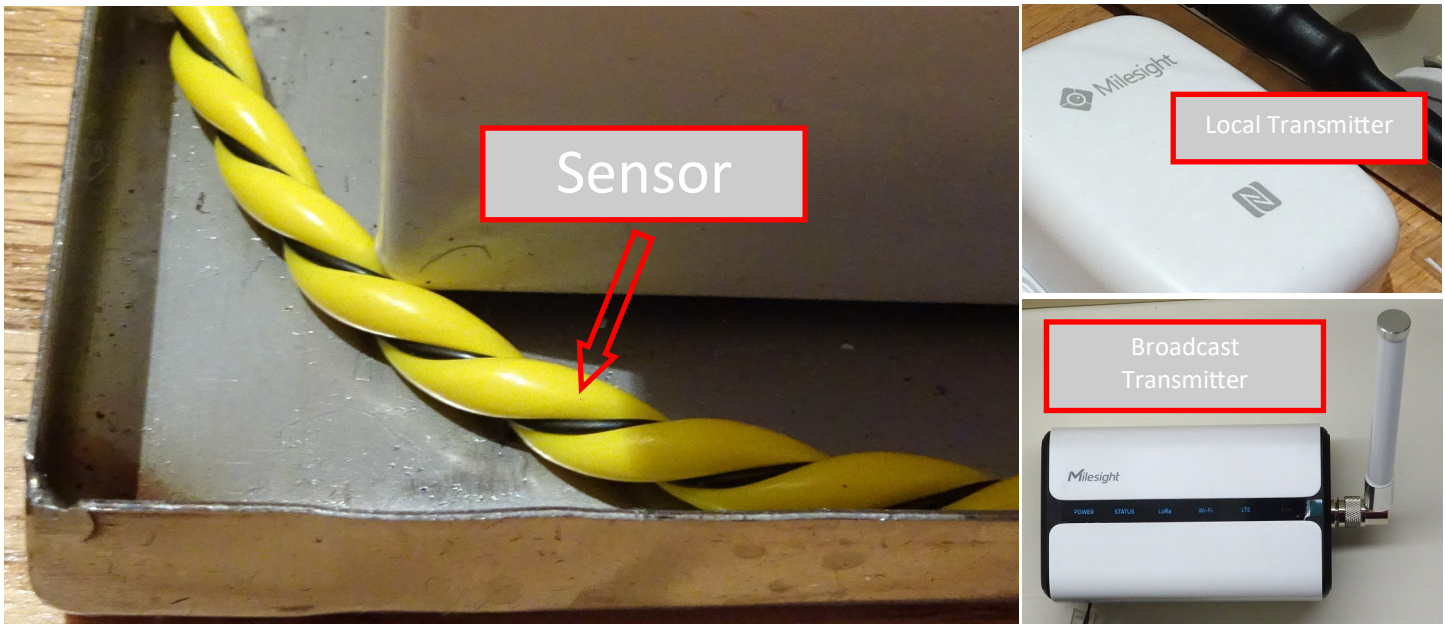


New Sconces and Hallway Repainting



New sconces have been installed throughout the building and the hallways repainted. Building staff did all of the electrical reconfiguration and installation of the sconces. They also did the very fine paint work. We estimate that over \$280,000.00 was saved by doing the very big and complicated job in house.

Water Sensor Systems Must be Installed by June 1, 2023



The Board requires all unit owners to purchase, install and maintain a water sensor system covering all potential leak sources. This must be installed by June 1, 2023. A comprehensive inspection by building staff will begin after that date to certify compliance. Units that do not pass inspection will have a \$200.00 per month charge debited to their account.

The photo above shows the ProSentry system that uses a rope-like sensor where appropriate that can cover a large area rather than a single point like some systems. The sensors are monitored by the building. A pilot program of the ProSentry system was installed in nine units and was very successful. As a result, the Board is recommending the ProSentry system. Some units may have used Audio-Video Salon and need a replacement. Other systems are available from ADT and BuildingLink. For ADT contact Davon Williams at (646) 413-2249. For a quote on the ProSentry and BuildingLink systems, please contact Greg Bazhdari, his information is listed below.

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Management Contact Changes

Our longtime Account Executive, Thomas Lazzari, remains with Allied Partners but has transitioned to a role overseeing the Account Executives while also handling corporate matters. Our new Account Executive at Allied Partners is Greg Bazhdari who is assisted by Joanna Mercado

Greg Bazhdari
(212) 317-4456 Direct
gbazhdari@alliedpartners.com

Joanna Mercado
(212) 317-7766 Direct
jmercado@alliedpartners.com

Local Law 18: Short-Term Rental Registration Law

The Mayor's Office of Special Enforcement ("OSE") recently published its rules surrounding NYC's Local Law 18 ("Short-Term Rental Registration Law"). The new rules are designed to combat illegal short-term renting of apartments typically advertised through such online sites as Airbnb, VRBO, etc.

Though the Law was passed last year, the new rules took effect March 6th. The rules require anyone seeking to rent out their apartment for less than 30 days to register with OSE, obtain a registration number, and display the registration number on the apartment listing. The hosting website is prohibited under the Law to publish the listing without the registration number.

Allied Partners intends to register all of its buildings with OSE after March 6th once the registration is available.

The Law allows for cooperatives and condominiums to register their buildings on a "Prohibited Buildings List." Once a building is on the prohibited list, OSE will not allow an apartment within it to register thus preventing the apartment listing. OSE must also notify the cooperative or condominium of the registration application, so it can take further action as necessary.

If you have any questions, please reach out to your account executive.

Window Gaskets



The Board recommends that you request staff to inspect your window gaskets. They will be repaired as needed. It is important to have a good seal to keep the temperature warm in the winter and cool in the summer. It also affects the cost of heating and cooling your unit.

New Uniforms



The Board replaces the uniforms for all building staff from time to time. It shows respect for our employees, fosters good morale and makes an excellent presentation to the public.

New York City Has a New Climate Regime: Local Law 97

In 2019, New York City passed Local Law 97, a sweeping measure establishing emissions caps for almost 50,000 of its largest buildings.

The owners of an estimated 20% of these skyscrapers, hotels, and apartment houses will likely face fines in 2024 when the law goes into effect. The emissions of their properties will exceed the caps.

“It’s the largest emissions reduction policy—not just in the history of this city, but any city in the world,” says former New York City Council member Costa Constantinides, the law’s proud sponsor.

Mayor de Blasio and the New York City Council, cheered on by environmental justice activists, decided to impose mandatory carbon reductions for big buildings. Supporters hoped the stringent caps, backed by the threat of fines, would force property owners to embark on a retrofitting spree, creating an estimated 26,000 jobs.

188 E 70th Street has improved its rating to a B from a D already by installing sensors in hallway lights and stairwells. We continue to work on improving systems as technology and budget allows.



50,000

Buildings

60%

of NYC Building Area

50%

of NYC Building Emissions

Case in Point: A Green Building That is Flunking the New Law

From Bloomberg: The Green Building That’s Flunking New York’s Climate Law

At the center of the debate is One Bryant Park. The \$1.8 billion tower was hailed as the city’s greenest when the Dursts completed it in 2010. Al Gore snipped the ribbon at its opening ceremony, calling the skyscraper “a fantastic piece of work.” Rick Fedrizzi, then chief executive officer of the U.S. Green Building Council, bestowed his organization’s highest honor on it: LEED Platinum certification. “This is probably the most important building that has been built in America in the last several decades,” he said.

Under Local Law 97, One Bryant Park no longer appears as lustrous. The Dursts anticipate that it will overshoot its cap by an estimated 50% in 2024, and they’re contemplating an annual fine of \$2.4 million unless they can dramatically alter its energy use. For some of the law’s most enthusiastic supporters, wealthy owners of such “dirty buildings” are getting what they deserve. For others, like Stuart Brodsky, director of New York University’s Center for the Sustainable Built Environment, the notion that the Dursts are being so labeled is evidence of something very different. “It’s a deeply flawed law,” he says.